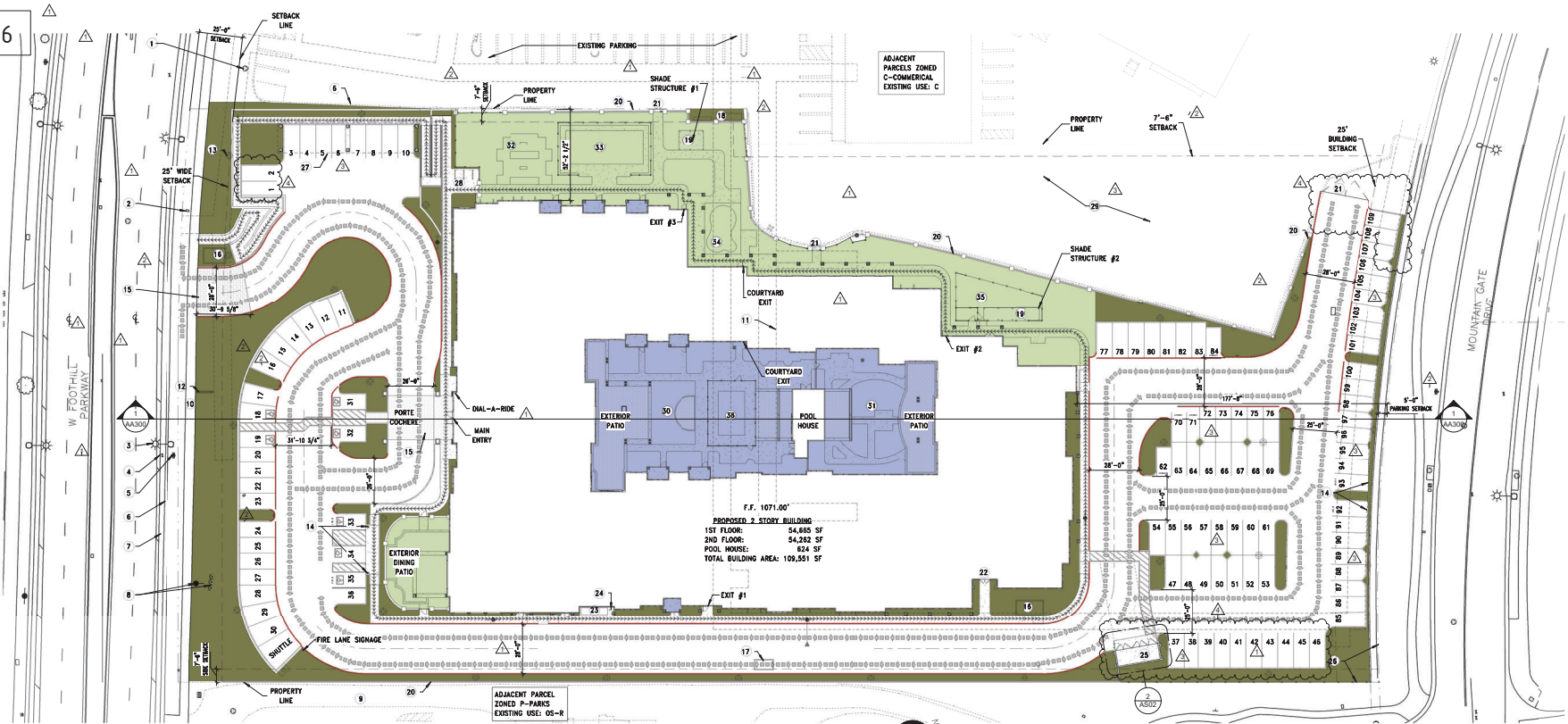


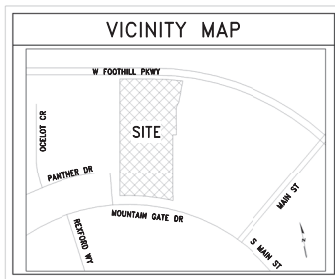
PP2023-0006



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

VICINITY MAP



PROJECT INFORMATION

A.P.N. 114-070-020, 021 & 022
 PROPERTY SIZE: 5.15 ACRES
 PROPOSED ZONING DESIGNATION: (HQR)-HIGH DENSITY RESIDENTIAL
 CONSTRUCTION TYPE: V-A
 OCCUPANCY GROUPS: 2 STORIES
 SPINNELLED: FULLY SPINNELLED
 NUMBER OF STORIES: 2 STORIES
 BUILDING GROSS AREA: 109,551 S.F.
 PROPOSED LOT COVERED: 24,646 (40% MAX. LOT COVERAGE)
 PROPOSED LANDSCAPE/PLANTING AREA: 34,185 S.F.
 BUILDING HEIGHT: 35'-0" 7/8" (45' MAX. BUILDING HEIGHT)
 PROPOSED HEIGHT: 20.77 DV/AC.
 FRONT SETBACK: 25'
 SIDE SETBACK: 7.5'

PROJECT DESCRIPTION

SENIOR ASSISTED LIVING FACILITY PROVIDING 75 ASSISTED LIVING DWELLING UNITS AND 32 MEMORY CARE DWELLING UNITS. THE ASSISTED AND MEMORY CARE COMMUNITY WILL BE FULLY LICENSED BY THE STATE OF CALIFORNIA'S DEPARTMENT OF SOCIAL SERVICES. THE COMMUNITY WILL OFFER THE SAFETY AND SECURITY OF 24-HOUR STAFFING AND SUPPORT FOR ITS RESIDENTS.

PARKING

LONG TERM CARE FACILITIES:
 1 PARKING STALL PER EMPLOYEE, PLUS 1 PARKING STALL PER ASSISTED LIVING BED, PLUS 1 GUEST SPACE PER 4 BEDS.

75 ASSISTED LIVING UNITS = 101
 75 UNITS (81 TOTAL BEDS) = 107
 MEMORY CARE EMPLOYEES PER SHIFT = 8
 8 MAX EMPLOYEES ON SHIFT = 8
 TOTAL REQUIRED = 109
 TOTAL PROVIDED PARKING = 109
 STANDARD PARKING SPACES = 109
 COMPACT PARKING SPACES = 4
 EV READY SPACES = 4 (INCL. 2 ACCESSIBLE SPACES)
 ACCESSIBLE PARKING SPACES = 4
 VAN ACCESSIBLE PARKING SPACES = 1
 EV PARKING CALCULATIONS:
 NON-ACCESSIBLE EV READY SPACES (CALCULATED TABLE 5.106.5.3.1) = 4
 ACCESSIBLE EV READY SPACES (CALCULATED TABLE 5.106.5.3.1) = 1 STANDARD ACCESSIBLE
 1 VAN ACCESSIBLE = 19
 EV CAPABLE SPACES (CALCULATED TABLE 5.106.5.3.1) = 19

FIRE SUPPRESSION NOTE:
 FIRE SUPPRESSION SYSTEM TO BE INSTALLED THROUGHOUT BUILDING. FIRE SUPPRESSION TO BE SUBMITTED UNDER A SEPARATE PERMIT.

BIKE PARKING

SHORT-TERM BIKE PARKING:
 REQUIRED: 5% OF MOTORIZED VEHICLE PARKING SPACES
 TOTAL MOTORIZED VEHICLE PARKING SPACES = 109
 REQUIRED SHORT-TERM BIKE PARKING: 109 x .05 = 5
 PROVIDED SHORT-TERM BIKE PARKING: PARKING SPACES = 6

OUTDOOR LIVING SPACE

OVERALL LOT AREA:	194,200 S.F.
LANDSCAPE AREA (10%):	19,420 S.F., 36,185 S.F. (18.6%)
OUTDOOR LIVING SPACE	150 S.F./DU, 18,000 S.F., 181 S.F./DU, 17,315 S.F.
PRIVATE OUTDOOR LIVING SPACE (25%):	4,825 S.F., 13,935 S.F. (86%)

SITE PLAN LEGEND

● FIRE HYDRANT	● PARKING LOT LIGHTING
● STORM DRAIN CURB INLET	■ LANDSCAPED AREA
----- INTERNAL PEDESTRIAN CIRCULATION PATH	■ OUTDOOR LIVING SPACE
○ INTERNAL VEHICULAR CIRCULATION PATH	■ PRIVATE OUTDOOR LIVING SPACE
— RED PAINTED FIRE LANE & CURB	
— NO PARKING - FIRE LANE SIGNAGE	

KEY NOTE LEGEND

- EXISTING MANHOLE (SEE CIVIL)
- EXISTING UTILITY VAULT (SEE CIVIL)
- EXISTING STREET LIGHT
- EXISTING WATER VALVE (SEE CIVIL)
- EXISTING FIRE HYDRANT (SEE CIVIL)
- EXISTING CURB
- EXISTING GUTTER
- EXISTING POWER POLE AND GUY WIRE
- EXISTING ADJACENT DRIVE AISLE
- EXISTING SIDEWALK
- EXISTING FURNITURE
- PROPOSED MONUMENT SIGN (SEE A200)
- PROPOSED PARKING LOT LIGHTING (SEE E501)
- PROPOSED FUTURE EV CHARGING STATION
- PROPOSED STAMPED AND STAINED PAVERS
- PROPOSED BIPOD BIOPHIL (SEE CIVIL)
- PROPOSED ORANGE INTERCEPTOR (SEE CIVIL)
- PROPOSED WATER METER AND BACKFLOW (SEE CIVIL)
- PROPOSED SHADE STRUCTURE (SEE A200)
- PROPOSED CMU SCREEN WALL (SEE A302, A200)
- PROPOSED FIRE ACCESS GATE W/ KNOX BOX
- PROPOSED FIRE CONTROL ROOM W/ KNOX BOX
- PROPOSED SWITCHGEAR
- PROPOSED GAS METER
- PROPOSED COVERED TRASH ENCLOSURE
- PROPOSED ORNAMENTAL FENCING
- PROPOSED CANOPY AWNING (SEE A300)
- PROPOSED BIKE PARKING
- PROPOSED DESIGNATED ALBERTSON'S TRUCK TURN AROUND
- PROPOSED ASSISTED COURTYARD
- PROPOSED MEMORY CARE COURTYARD
- PROPOSED RAISED GARDEN AREA
- PROPOSED PICKLE BALL COURT
- PROPOSED PUTTING GREEN
- PROPOSED PET AREA
- PROPOSED POOL

PARCEL INFORMATION:

PARCEL NO.	WIDTH	DEPTH	AREA
114-070-020	170.74'	702.51'	2.36 AC (102,746.97 S.F.)
114-070-021	180.17'	688.18'	2.30 AC (100,392.84 S.F.)
114-070-022	164.80'	132.53'	0.49 AC (21,264.34 S.F.)
TOTAL AREA 5.15 AC (224,424.25 S.F.)			

CONTACTS

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REVISIONS:
 1 DPR COMMENTS 08/05/2023
 2 DPR COMMENTS 11/17/2023
 3 DPR COMMENTS 01/03/2024
 4 DPR COMMENTS 01/12/2024

PROJECT NO. 22170
 DRAWN BY: CH, KS
 CHECKED BY: CH
 SUBMITTAL DATE: DTB DATE

ARCHITECTURAL
 SITE PLAN

AS01

EXHIBIT 2